



DEVELOPMENT APPLICATION

Community Development Department
 250 North 5th Street, Grand Junction, CO 81501
 (970) 244-1430

Receipt _____
 Date _____
 Rec'd By _____
 File No. SPR-96-234

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					
<input checked="" type="checkbox"/> Site Plan Review		1.59 acres	715 Arrowst Rd	L-1	Office/Warehouse
<input type="checkbox"/> Property Line Adj.					

McCallum Family LLC Property Owner Name	SP TPI Industrial Developer Name	Steve McCallum Representative Name
552 25 Road Address	552 25 Road Address	552 25 Rd Address
Grand Jct. CO 81505 City/State/Zip	Grand Jct. CO 81505 City/State/Zip	Grand Jct CO 81505 City/State/Zip
243-4642 Business Phone No.	243-4642 Business Phone No.	243-4642 Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application _____ Date 10/28/96

X Chris Mill Signature of Property Owner(s) - attach additional sheets if necessary Date 10-28-96

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: ARROWEST RD

Project Name: WAREHOUSE & OFFICE 4780 LT

ITEMS	DISTRIBUTION																		TOTAL REQ'D.									
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Public Health Police	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District 6J	Water District	Sewer District	U.S. West	Public Service	GVRP		CDOT	Corps of Engineers	Walker Field	Persigo WWT	Mesa County Health	State Environ. Health	City Sanitation	School Dist #51	
● Application Fee \$115	VII-1	1																										
● Submittal Checklist *	VII-3	1																										
● Review Agency Cover Sheet *	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance *	VII-3	1																										
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title	VII-2	1			1			1																				
○ Deeds	VII-1	1			1			1																				
○ Easements	VII-2	1	1	1	1			1																				
○ Avigation Easement	VII-1	1			1			1																				
○ ROW	VII-2	1	1	1	1			1																				
○ Improvements Agreement/Guarantee *	VII-2	1	1	1				1																				
○ CDOT Access Permit	VII-3	1	1																									
○ Industrial Pretreatment Sign-off	VII-4	1			1																							
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																									
● Site Plan <i>APPLIC SHOW DRAINAGE</i>	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction of Site Plan	X-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Grading and Drainage Plan	IX-16	1	2									1									1							
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1											
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1						1	1	1	1	1											
○ Roadway Plan and Profile	IX-28	1	2									1																
○ Road Cross-Sections	IX-27	1	2																									
○ Detail Sheet	IX-12	1	2																									
● Landscape Plan	IX-20	2	1	1																								
○ Geotechnical Report	X-8	1	1								1																	
○ Final Drainage Report	X-5,6	1	2									1																
○ Stormwater Management Plan	X-14	1	2									1									1							
○ Phase I and II Environmental Rerpot	X-10,1	1	1																									
○ Traffic Impact Study	X-15	1	2																		1							

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 10-31-96
Conference Attendance: STEVE MCCORMICK BILL NABERKEL
Proposal: 4780 WAREHOUSE - 220 CR OFFICE
Location: ARROWEST RD

Tax Parcel Number: _____
Review Fee: \$115

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NO
Adjacent road improvements required? NO
Area identified as a need in the Master Plan of Parks and Recreation? NO
Parks and Open Space fees required? NO Estimated Amount: _____
Recording fees required? NO Estimated Amount: _____
Half street improvement fees/TCP required? YES Estimated Amount: ?
Revocable Permit required? NO
State Highway Access Permit required? NO
On-site detention/retention or Drainage fee required? YES

Applicable Plans, Policies and Guidelines _____
Located in identified floodplain? FIRM panel # _____
Located in other geohazard area? _____
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____
Avigation Easement required? _____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
- Drainage
- Floodplain/Wetlands Mitigation
- Other _____
- Screening/Buffering
- Landscaping
- Availability of Utilities
- Land Use Compatibility
- Traffic Generation
- Geologic Hazards/Soils

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

GENERAL PROJECT REPORT

October 24, 1996

**WILSON SUPPLY COMPANY
715 ARROWEST ROAD
GRAND JUNCTION, CO 81505**

**Prepared For:
TPI INDUSTRIAL INC.
464 -25 ½- Road
Grand Junction, CO 81505**

**Prepared By:
HydroTerra Environmental Consulting
1179 Santa Clara Avenue
Grand Junction, CO 81505
970-242-4454**

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1. General Location and Description

The proposed project is located at 715 Arrowest Road which is lot 14 of Block 1 of the Arrowest Commercial Subdivision near the intersection of G Road and Highway 6&50 (See Assessor's map in site plan submittal). This area is within the City of Grand Junction (SE 1/4 of Section 31, T1N, R1W, Ute Prime Meridian). The lot comprises 1.59 acres of vacant land zoned Light Industrial, L-1. The subject land parcel is bounded by Arrowest Road on the south, and vacant land on the east, north, and the west.

The project proposes erecting a 5,000 ft² Warehouse/Office building for Wilson Supply Company. The business will supply pipe and accessories to the petroleum production industry and initially there will only be one full time employee in the office. There will be no full-time employees in the warehouse or storage areas at the site.

The lot is on the north side of Arrowest Road and all utilities are available within the street right-of-way and associated utility easements. The proposed development is consistent with current zoning and with other development in the area which includes other supply and construction related businesses. The proposed building dimensions are 50 ft x 100 ft (5,000 ft²) of which approximately 220 ft² will be office and the remaining 4,780 ft² will be warehouse space. The building will be steel construction on a concrete pad. Paved parking and access will be provided on the south side of the building. The warehouse access will be graveled. The rear of the lot will be used for pipe storage and will be bare ground. Warehouse and storage area traffic will be low volume, approximately 2-3 vehicles per day. The business involves wholesale sales, thus, traffic to the office will also be low volume, probably less than 10 vehicles per day. Automobile parking for six vehicles, including one accessible parking space, will be provided as shown on the site plan.

Two-way traffic will circulate the proposed paved parking area. Occasional vehicle access to the

storage area will be provided through two 20 ft gates in the six foot chain link fence.

Utilities are already present in the area. Telephone service, electricity, a gas line, and water and sewer service are currently available to the parcel along Arrowest Road. A fire hydrant is located about 110 ft southeast of the proposed building, on the south side of Arrowest Road.

Utility providers to the property are as follows:

Grand Valley Rural Electric - electricity

Public Service - natural gas

Ute Water - potable water

City of Grand Junction - sewer

U.S. West - telephone service

2. Public Benefit

The proposed project will help fulfill a need for pipe and supplies to the petroleum production industry in Western Colorado and Eastern Utah. This industry provides a considerable number of jobs and significant tax revenue to Western Colorado.

3. Considerations

- Land use in the surrounding area is related to light industrial and construction business as the proposed development will be.
- Vehicle access will be limited to Arrowest Road.
- There will be only one full-time employee at the site and there will be no retail sales. Thus, the six parking spaces provided should be more than adequate for the business.
- Anticipated hours of operation will be 8 to 5, primarily daylight hours.
- No free standing or internally lit signs are currently planned for the development. If a sign is needed, a sign permit will be obtained prior to the installation of the sign.

- All utilities are available on or at the edge of the property. A fire hydrant is located about 110 ft southeast of the building.
- No special or unusual utility demands have been identified for the proposed development.
- There is already development in the area requiring public services and facilities. Thus, there will be minimal impacts on public facilities such as fire and police protection, and sanitation.
- Impacts to traffic will be minimal as Arrowest Road provides 2 lane, two-way travel to the site but ends in a cul-de-sac about 100 ft northeast of the development. Ingress and egress will not require modifications to the existing street as the existing curb and gutter are designed to drive over. The access will be paved.

4. Soils, and Drainage

The Natural Resources Conservation Service (formerly the Soil Conservation Service) identifies the soils on the parcel as Billings Silty Clay Loam (Bc). The site is currently bare ground with sparse vegetation. This is an SCS type "D" soil, and has slow water infiltration and poor traffic supporting capacity. The water table is relatively shallow, approximately 5 to 8 ft below ground surface. Based on the properties listed for this soil type, there is moderate shrink swell potential and care should be taken to avoid adverse impacts to building foundations by soils. There were no geologic hazards or constraints to the proposed development identified during a site visit.

Currently runoff from the property drains south and is collected by the existing Arrowest Commercial Subdivision storm water drainage system and thence drains into the Appleton drain. The drainage is directed by curb and gutter about 600 ft southwest to a storm sewer area inlet on the west side of Arrowest. The storm sewer drains into Appleton Drain which flows approximately 4,000 ft southwest and discharges into the Colorado River. Developed drainage from the proposed building and paved area will be routed by concrete v-pans to the existing curb and gutter located along Arrowest Road. From there the runoff will be routed to the existing storm sewer area inlet. The developer proposes to pay a drainage fee in lieu of onsite retention or

detention of storm water. Drainage fee calculations are provided on the drainage plan.

5. Development Schedule and Phasing

The proposed development will be completed as one phase. Phase one will be construction of the proposed building and all associated parking and landscaping. Construction is scheduled to start as soon as all planning clearances are received, hopefully in the November of 1996. The proposal includes almost 3 times the required landscaping, including street trees and shrubs along the 195 ft lot frontage for roadside beautification.

6. Results and Conclusions

In summary, the proposed development is consistent with zoning and current use in the area. Significant impacts to existing infrastructure are not anticipated. Based on the scope of the planned development and the consideration of geologic hazards and drainage, the site appears to be well suited. The schedule provides for having an office/warehouse building available for occupancy in 1996, and based on the growing demand for such space, there is a need in the community for this development.

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-234

TITLE HEADING: Wilson Supply Company

LOCATION: 715 Arrowest Court

PETITIONER: TPI Industrial

PETITIONER'S ADDRESS/TELEPHONE: 552 25 Road
Grand Junction, CO 81505
243-4642

PETITIONER'S REPRESENTATIVE: Steve McCallum

STAFF REPRESENTATIVE: Mike Pelletier

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY COMMUNITY DEVELOPMENT 11/8/96
Mike Pelletier 244-1451

No errors found, good submittal.

CITY DEVELOPMENT ENGINEER 11/7/96
Jody Kliska 244-1591

1. The Transportation Capacity Payment is \$1220.00 for the office use.
2. The drainage fee as calculated on the plans is acceptable.

CITY FIRE DEPARTMENT 11/8/96
Hank Masterson 244-1414

1. Submit complete sealed building plans to Fire Department for our review.
2. Provide a list of all hazardous materials-including maximum quantities stored on site.
3. Provide location of any on-site fuel tanks.

CITY POLICE DEPARTMENT 10/29/96
Lisa Dicamillo 244-3587

Meets with current trend in crime prevention practices.

CITY ATTORNEY 10/30/96
Dan Wilson 244-1505

No comment.

MESA COUNTY BUILDING DEPARTMENT 11//4/96
Bob Lee 244-1656

Need 2 sets of sealed drawings for our plan review. No other comments.

GRAND JUNCTION DRAINAGE DISTRICT

11/11/96

John Ballagh

242-4343

The site is in the Drainage District. There are no district facilities on or through the site. The proposed building locations will not interfere with Grand Junction Drainage District maintenance of the nearby Appleton Drain.

Comment Response Letter

File #SPR-96-234

November 14, 1996

Title Heading: Wilson Supply Company

Location: 715 Arrowest Court

Petitioner: TPI Industrial
552 25 Road, #D
Grand Jct, CO 81505
243-4642

Petitioner's Representatives Steve McCallum (TPI),
David Smuin (HydroTerra)

Staff Representative: Mike Pelletier, Community Development Dept.

Community Development Department
Mike Pelletier

Comment: No errors found, good submittal.

Response: No response required.

City Development Engineer
Jody Kliska

Comment: The Transportation Capacity Payment is \$1220.00 for the office use.

Response: The TCP will be paid.

Comment: The drainage fee as calculated on the plans is acceptable.

Response: The drainage fee will be paid.

City Fire Department
Hank Masterson

Comment: Submit complete sealed building plans to Fire Department for our review.

Response: Building plans will be submitted for Fire Department review.

Comment: Provide a list of all hazardous materials-including maximum quantities stored on site.

Response: A list will be provided.

Comment: Provide location of any on-site fuel tanks.

Response: There are currently no plans for on-site fuel tanks; however, if tanks are added, the locations will be provided to the Fire Department.

City Police Department
Lisa Dicamillo

Comment: Meets with current trend in crime prevention practices.

Response: No response required.

City Attorney
Dan Wilson

Comment: No comment.

Response: No response required.

Mesa County Building Department
Bob Lee

Comment: Need 2 sets of sealed drawings for our plan review. No other comments.

Response: Two sets of sealed drawings will be provided for your review.

Grand Junction Drainage District
John Ballagh

Comment: The site is in the Drainage District. There are no district facilities on or through the site. The proposed building locations will no interfere with Grand Junction Drainage District maintenance of the nearby Appleton Drain.

Response: No response required.

HydroTerra

Environmental Consulting

1179 Santa Clara Ave.
Grand Junction, CO 81503
Phone/Fax(970) 242-4454

CERTIFICATE OF OCCUPANCY
CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO
BUILDING DEPARTMENT

Permit Number: 58827 05/27/97

Units: 0 Permit Type: BEMP Jurisdiction: GRAND JUNCTION

Permission is hereby granted to MCCALLUM FAMILY
to occupy the building situated at:
00715 00 ARROWEST RD

Lot No.: 0 Block No.: 0 Filing No.: 0
Subdivision:
Tax Schedule No.:

for the following purpose: new office warehouse

This Certificate issued in conformity to Section 109, Uniform Building Code

Inspector

Bob C
Mike Pelletier

SRR-199-234